

**UNAPPROVED MEETING MINUTES
CITY OF MILPITAS**

Meeting Minutes: **Regular Meeting of the Redevelopment Agency**
(Including Joint Meeting with the City Council)

Date: **Tuesday, August 2, 2005**

Time: **7:00 PM**

Location: **City Hall Council Chambers, 455 E. Calaveras Blvd.**

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

RA1. CALL TO ORDER Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 9:50 PM.

RA2. PRESENT: Mayor/Chair Esteves, Vice Mayor/Vice Chair Gomez, and
ROLL CALL Agency/Councilmembers Giordano, Livengood and Polanski

RA3. MOTION to approve the Redevelopment Agency minutes of July 5, 2005, including joint
MINUTES meeting with the City Council, as submitted.

Motion/ Second: Agency/Councilmember Polanski / Agency/Councilmember Giordano

Motion carried unanimously by a vote of: AYES: 5
NOES: 0

RA4. MOTION to approve the agenda and consent calendar items, as submitted.

Motion/Second: Agency/Councilmember Livengood/Agency/Councilmember Giordano

Motion carried unanimously by a vote of: AYES: 5
NOES: 0

RA5. Presentation by Piercey Toyota Regarding a Proposed Dealership at Elmwood (Northeast Corner of I-880 and Great Mall Parkway) and Authorize the City Manager to

A presentation was given earlier in the meeting by Piercey Toyota representatives.

MOTION: to authorize the City Manager to identify a redevelopment consultant to assist with the plan amendment and to return to the Agency with a negotiated contract for Agency approval, once a consultant was selected. Motion included the improvements to signs adjacent to I-880.

Motion/Second: Vice Chair/Vice Mayor Gomez / Agency/Councilmember Giordano

Motion carried unanimously by a vote of: AYES: 5
NOES: 0

RA6. Receive Progress Report from Senior Facilities Subcommittee on the Senior Center Project Program Manager Mark Rogge presented progress of the new Senior Center. He reviewed the purpose of Senior Center, with five specific details: flexible, for use after hours, a “green” building, with expandable space, and beautiful. He explained the methodology and timing of the project, and reviewed the timeline for construction.

Mr. Rogge displayed some of the building programming that was underway, and further expressed that the new facility would be tripling the size for the City's Senior Center. Staff would proceed with advertising for an architectural consultant next, as delineated in the schedule of activity, as displayed.

Mayor Esteves wanted to ensure that the work plan schedule went along with the new Library project. The two appeared to occur at similar times. Clearly, there should be no waste of time, as Milpitas seniors had been waiting a long time for the new facility.

Councilmember Giordano recalled that in the Subcommittee, members had talked about work being done in the kitchen/addition part. She inquired on its status. Mr. Rogge said he could ask the consultant to determine the answer. Starting that work soon depended on whether it would be disruptive to current library patrons.

Mayor Esteves asked whether parking for the facility was an issue. Mr. Rogge said staff would seek to maximize parking at the Senior Center (current library). The next update was due to the Council after a Request for Proposals was issued, after November 2005.

MOTION: to receive and file the staff report.

Motion/Second: Agency/Councilmember Polanski / Vice Chair/Vice Mayor Gomez

Motion carried unanimously by a vote of:

AYES: 5

NOES: 0

**RA 7. Receive Progress Report
on Library, Midtown East and
West parking garages**

Program Manager Mark Rogge presented the progress reports. He introduced Mr. Jeff Adams, the consultant on the parking garages. The Library project would be updated in more detail at the next City Council meeting, while expenditures and the schedule were displayed for the Agency members.

Mr. Rogge displayed expenditures to date along with the construction schedule for the garages project. The schedule was being met on time, at the time of the meeting.

Mid Town Garages were also on schedule, with approval of the conceptual design scheduled at this meeting, with expenditures to date displayed.

He reviewed garage funding difference (planned cost v. real expense) of \$5 million. One concept to find more funding was revenue generation perhaps from retail tenants. This was a concept that the County seemed open to, and another one included the County owning the land on which the garage will be built. Mr. Rogge identified contributions to the West Garage as: the County's at 51%, the City's at 22%, and an existing gap at 27%.

Councilmember Livengood was concerned about the high usage by County of the garage next to its new medical center, while their payment toward the cost of building was low. 51% cost contribution v. 88% estimated usage was troubling to him. Other concepts presented were worth pursuing, e.g. selling the garage to the County. The County probably was on a faster time frame, versus City since Milpitas' library wouldn't be built for at least three years.

Mayor Esteves reiterated why was the County paying only \$25,000 per space when the true estimated cost was \$40,000 per space? He said the Memorandum of Understanding between the two governments needed further attention.

Mr. Rogge expressed that the Developer Agreement was not prepared and signed yet, so the comments heard at this meeting would be taken into account when the DDA was written.

At discussion of the East Garage, angled parking was a new consideration for the East Parking Garage in order to meet space/building requirements, but that might provide fewer total spaces. Garage cost comparisons were provided, comparing to some of the area cities that were also planning new parking structures. So much of the construction

costs were unknown while the increasing materials costs were evident. Some contractors were very busy and only would bid on high priced/profit projects.

MOTION: to receive and file the staff report, and to approve recommendations for the Library Subcommittee to approve the garage concept plans and cost plans.

Councilmember Livengood clarified that with regard to the Midtown East Garage, his motion was to approve the concept design, and the Transit Occupancy Tax reserve. With regard to the West Garage, the motion included going back to the County for discussion about the cost difference identified and find a way to make the plan work, re-work the plan, possibly even selling the garage to the County or other options.

Motion/Second: Agency/Councilmember Livengood / Vice Chair/Vice Mayor Gomez

Motion carried unanimously by a vote of:

AYES: 5

NOES: 0

*** RA 8. City of Milpitas
Investment Portfolio Status
Report for the Quarter Ended
June 30, 2005**

Noted receipt and filed the investment report for the quarter ended June 30, 2005.

*** RA 9. Approve Amendment
to Memorandum of
Understanding and Owner
Participation Agreement with
Apton Properties to Change
the Total Number of Units in
the Condo Project from 96 to
93 Units**

Approve the amended Memorandum of Understanding and Owner Participation Agreement with Apton Properties to authorize the reduction in units from 96 to 93 with the requirement of 19 of these units to be affordable.

**RA 10.
ADJOURNMENT**

Mayor Esteves adjourned the Redevelopment Agency meeting at 10:31 PM .

Respectfully submitted,

Mary Lavelle
Agency Secretary / City Clerk